

Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Baltimore County, Maryland

In the Matter of  
  
Maria M. Santillan  
  
Respondent

Civil Citation No. 68105  
  
7948 Lansdale Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on November 18, 2009 for a Hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) section 428B, failure to comply with correction notice, failure to remove untagged/inoperative and/or damaged/disabled vehicles from residential property known as 7948 Lansdale Road, 21224.

On October 21, 2009, pursuant to Baltimore County Code §3-6-205, Inspector Ray Harmon issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$3,000.00 (three thousand dollars).

The following persons appeared for the Hearing and testified: Maria Santillan, Respondent and Ray Harmon, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. A Correction Notice was issued on September 16, 2009 for removal of untagged/inoperative motor vehicles from this residential property. This Citation was issued on October 21, 2009.

B. Inspector Ray Harmon testified that his initial inspection found four untagged vehicles in the rear yard of this residential property. Reinspections found untagged vehicles remaining, with different vehicles each day. November 17 reinspection found untagged vehicles with bumpers off. Photographs in the file show multiple cars without license plates.

C. Respondent Santillan testified that she has been purchasing cars to donate and sell for charity. She further testified that all the vehicles were removed the day before this Hearing, after Inspector Harmon's reinspection visit.

D. County zoning regulations prohibit the outside storage of inoperative motor vehicles on a residential lot. BCZR Section 428.1(A). The outside storage of unlicensed motor vehicles is also prohibited, except for one vehicle per dwelling unit for a period not exceeding 15 days in any calendar year. Section 428.1(B). Respondent has exceeded this limitation.

E Respondent has testified that the violations were corrected prior to this Hearing. Because compliance is the goal of code enforcement, the civil penalty will be rescinded if reinspection finds the violations corrected. If the violations have not been corrected, the full civil penalty shall be imposed, Respondent will be subject to additional Citation, and the County will be authorized to remove the untagged vehicles, at Respondent's expense.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty will be RESCINDED and reduced to zero dollars if reinspection finds the violations have been corrected.

IT IS FURTHER ORDERED that if reinspection during November or December 2009 finds that the violations have not been corrected, the County may enter the property for the purpose of removing any untagged vehicles, at Respondent's expense.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 25<sup>th</sup> day of November 2009.

Signed: ORIGINAL SIGNED  
Margaret Z. Ferguson  
Baltimore County Hearing Officer

**NOTICE TO RESPONDENT:** The Respondent is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Respondent may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.

MZF/jaf